

## SECURITY TITLE AGENCY

Unofficial  
Document

RECORDING REQUESTED BY  
CALIFORNIA RECONVEYANCE COMPANY  
AND WHEN RECORDED MAIL TO  
CALIFORNIA RECONVEYANCE COMPANY  
9200 Oakdale Avenue  
Mail Stop: CA2-4379  
Chatsworth, CA 91311  
800-892-6902

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Space above this line for recorder's use only

Title Order No. 14-85577 Trustee Sale No. 136231AZ Loan No. 5304381782

**NOTICE OF TRUSTEE'S SALE**

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust Recorded 06/18/2007, Book , Page , Instrument 20070699881 in the records of MARICOPA, County, Arizona, at public auction to the highest bidder at AT THE MAIN ENTRANCE OF THE SUPERIOR COURT BUILDING, 201 WEST JEFFERSON, PHOENIX, AZ, on 10/22/2009 at 12:30 PM of said day.

Legal description: : LOT 114, WESTOWN AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 24.

Tax Parcel Number: 155-52-078

The Deed of Trust and/or Beneficiary provides the following purported property location:

4633 NORTH 19TH AVENUE  
PHOENIX, AZ 85015

The original principal balance of the note is \$173,600.00. Trustee will accept only cash or cashier's check for reinstatement or price bid payment. Reinstatement payment must be paid before 5:00 p.m. on the last day other than a Saturday or legal holiday before the date of sale. The purchaser at the sale, other than the beneficiary to the extent of his credit bid, shall pay the price bid no later than 5:00 p.m. of the following day, other than a Saturday or legal holiday.

NAME AND ADDRESS OF ORIGINAL TRUSTOR: ALDEMIR COELHO, AN UNMARRIED MAN 3942 EAST YAGER DRIVE, GILBERT, AZ 85297

NAME AND ADDRESS OF PRESENT BENEFICIARY: JPMorgan Chase Bank, National Association, 7301 BAYMEADOWS WAY JACKSONVILLE, FL 32256

NAME AND ADDRESS OF CURRENT TRUSTEE: CALIFORNIA RECONVEYANCE COMPANY  
, 9200 Oakdale Avenue CA2-4379 Chatsworth, CA 91311, 800 892-6902

Title Order No. 14-85577 **Trustee Sale No. 136231AZ** Loan No. 5304381782

*Manner of Qualification: a corporation all the stock of which is owned by or held solely for the benefit of a national bank, pursuant to ARS 33-803(A)(5) and (6).*

*Name of trustee's regulator: Office of the Comptroller of the Currency*

Date: 7/22/09

CALIFORNIA RECONVEYANCE COMPANY, as Trustee  
Sale Information: (714) 573-1965 or [www.priorityposting.com](http://www.priorityposting.com)

  
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COLLEEN IRBY, OFFICER

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On 7/22/09 before me, JASON M. MAGGARD, "Notary Public" personally appeared COLLEEN IRBY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

